



VILA ROGOZNICA

PRICE LIST OF VILLA ROGOZNICA

www.vilarogoznica.sk/en

VILLA ROGOZNICA	2.765.000,- EUR
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Total price for the entire villa with land, including 3 apartments, external and internal staircase, garage, storage space, covered and uncovered terraces, swimming pool, garden and complete custom-made interior furnishings.

Total interior and exterior area of the villa:	855,21 m²
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Total interior area:	442,17 m²
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| • Apartment Lagoon: | 68,30 m ² |
| • Apartment Oasis: | 76,60 m ² |
| • Apartment Panorama: | 141,57 m ² |
| • Storage spaces: | 34,10 m ² |
| • Garage: | 99,60 m ² |
| • Interior staircase: | 22,00 m ² |

Total exterior area:	413,04 m²
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| • Covered / uncovered terraces: | 234,30 m ² |
| • Green areas / garden: | 82,40 m ² |
| • Stairs, walkways, stone surfaces: | 47,74 m ² |
| • Swimming pool: | 23,00 m ² |
| • Access road to the garage: | 25,60 m ² |

APARTMENT "LAGOON" (1st floor)

Total area:	202,10 m²
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Interior area:	68,30 m ²
South terrace from the living room (covered):	13,00 m ²
Terrace around the pool (part covered, part open):	66,80 m ²
Swimming pool:	23,00 m ²
Back terrace / winter garden (covered):	31,00 m ²

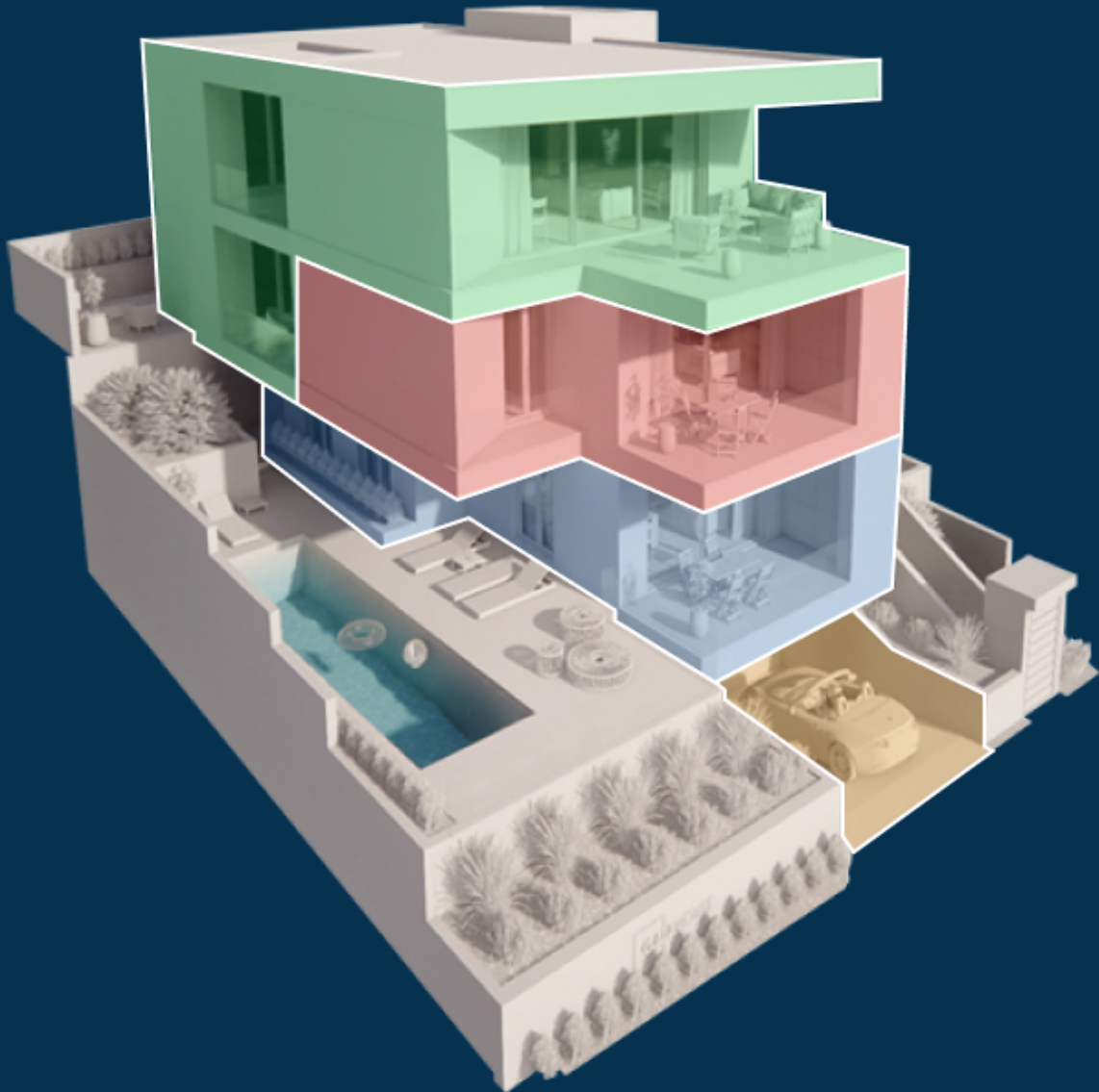
APARTMENT "OASIS" (2nd floor)

Total area:	91,90 m²
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Interior area:	76,60 m ²
South terrace (covered):	15,30 m ²

APARTMENT "PANORAMA" (2nd and 3rd floors)

Total area:	249,77 m2
Interior area:	141,57 m2
Covered terraces:	49,90 m2
Uncovered terrace:	58,30 m2



Notice for those interested in separate apartments: The primary goal is to sell the villa as a whole to a single investor. If you are interested in purchasing just one apartment, please contact us - we will be happy to put you on a priority list in case the new owner decides to sell the individual apartments. The price list for each apartment is available upon request.

The square meters listed are based on the project documentation and may change slightly in the final floor plan.

*The price stated is exclusive of 25% VAT. The purchase of the villa is **carried out by selling 100% of the company's share** - the sale is carried out in a VAT-free regime. In the case of purchasing individual apartments, the Croatian VAT of 25% is added to the price of the apartment.*

Sales agent:

- KNB Real Estate Agency, s.r.o., Galvaniho Business Centrum I., Galvaniho 7, 821 04 Bratislava, Slovakia
- **E-mail:** info@knba.sk
- **Phone number:** +421 940 605 154
- **Business ID:** 44 435 959
- **Web:** www.vilarogoznica.sk/en

VILLA ROGOZNICA includes:

- Custom built-ins – furniture, seating, carpets, tiling – specifically designed and custom-made for this property
- Fully equipped interior:
 - Fully equipped bathrooms and toilets, sanitary facilities
 - Lamps throughout the apartment
 - Entrance apartment security door, interior door with magnetic lock
 - Carpets, curtains and drapes
 - Beds, mattresses, sofas, dining table, dining chairs, bar stools, ...
 - Complete kitchen including AEG appliances, Haier washing machine and dryer, wine cellar, ...
- Windows, lift-sliding walls – Reynaers aluminum windows
- Sun shading – Fixscreen Renson (living room, south terraces)
- Interior flooring (Villeroy & Boch ceramic tiles)
- Decking for covered terraces (tropical IPE wood)
- Plano white stone for uncovered terraces
- Glass railings
- Hormann remote-controlled garage door

APARTMENT “OASIS” and APARTMENT “LAGOON” includes:

- Cooling and heating with Daikin Emura
- Electric floor grates in bathrooms and toilets

APARTMENT “PANORAMA” includes:

- Underfloor heating throughout the apartment (heat pump), cooling with Daikin Emura, BIO fireplace